

This instrument was prepared by:  
 (Name) Brenda Howard  
 (Address) 2105 Old Montgomery Hwy. #202  
Pelham, AL 35124

Send Tax Notice to:  
 (Name) Russell Andy Hardage  
 (Address) 60 Peavine Street  
Alabaster, AL 35007

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Dollars and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Russell A. Hardage and wife, Candace Leigh Hardage  
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Custom Homes & Development, Inc.

(herein referred to as GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Commence at the Southwest corner Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; run thence North 00 deg. 12 min. 33 sec. East along the West line of said Section 18 for for 420.00 feet; run thence North 89 deg. 40 min. 57 sec. East for 35.94 feet to the West Right of Way of County Road No. 72; run thence North 34 deg. 40 min. 13 sec. East along said Right of Way for 613.70 feet to the Point of Beginning; continue North 34 deg. 40 min. 13 sec. East along said Right of Way for 3.98 feet; run thence in a Northeasterly direction, along said right of way and a curve to the left having a radius of 2042.62 feet for an arc distance of 203.26 feet; run thence South 89 deg. 57 min. 21 sec. West for 128.05 feet; run thence South 89 deg. 54 min. 34 sec. West for 170.12 feet; run thence North 89 deg. 47 min. 21 sec. West for 193.77 feet; run thence South 65 deg. 15 min. 42 sec. East for 421.22 feet to the Point of Beginning.

Subject to easements and restrictions of record.

The legal description contained herein was furnished to preparer.

1. Deed Tax	50
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indexing Fee	2.50
5. No Tax Fee	
6. Certified Fee	1.00
<b>Total</b>	<b>7.00</b>

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED  
 90 APR 10 AM 10:32  
 JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 43 day of April, 1990.

WITNESS:

\_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)

Russell A. Hardage (Seal)  
Russell A. Hardage  
Candace Leigh Hardage (Seal)  
Candace Leigh Hardage (Seal)

STATE OF ALABAMA

Shelby COUNTY } General Acknowledgment

I, Brenda S. Howard, a Notary Public in and for said County, in said State, hereby certify that Russell A. Hardage & Candace Leigh Hardage, his wife whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of April, A.D., 1990

Brenda S. Howard

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